

173.0

0005

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
743,200 / 743,200
743,200 / 743,200
743,200 / 743,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LORNE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CAIN MARK GEARY--ETAL	
Owner 2: CAIN JANE GUARAGNA	
Owner 3:	
Street 1: 25 LORNE ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1881 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1
%	%
Infl 2	%
%	Infl 3
Appraised Value	Alt Class
%	Spec Land
Fact	J Code
Use Value	Notes

101	One Family	3753	Sq. Ft.	Site	0	70.	1.42	6													

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3753.000	367,200	3,200	372,800	743,200		115501
							GIS Ref
							GIS Ref
							Insp Date
							11/29/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	115501
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	17:08:59
LAST REV	
Date	Time
02/19/19	13:52:40
ekelly	
13472	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	367,200	3200	3,753.	372,800	743,200		Year end	12/23/2021
2021	101	FV	356,600	3200	3,753.	372,800	732,600		Year End Roll	12/10/2020
2020	101	FV	356,700	3200	3,753.	372,800	732,700		732,700 Year End Roll	12/18/2019
2019	101	FV	269,000	3200	3,753.	367,500	639,700	639,700	Year End Roll	1/3/2019
2018	101	FV	269,000	3200	3,753.	282,300	554,500	554,500	Year End Roll	12/20/2017
2017	101	FV	269,000	3200	3,753.	266,300	538,500	538,500	Year End Roll	1/3/2017
2016	101	FV	269,000	3200	3,753.	245,000	517,200	517,200	Year End	1/4/2016
2015	101	FV	254,400	3200	3,753.	229,000	486,600	486,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16523-568		10/1/1985		139,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/1999	810	Addition	47,000					NEW KIT, 11X19 ROO
6/23/1993	277		1,993					ABOVE GROUND POOL

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
1/14/2009	Measured	345	PATRIOT
8/20/2001	Permit Visit	PM	Peter M
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good																
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: Rating:	A HBth: Rating:	OthrFix: Rating:												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE		Kits: 1 Rating: Very Good																	
View / Desir:				A Kits: Rating:																	
				Fpl: 1 Rating: Good																	
				WSFlue: Rating:																	
GENERAL INFORMATION				CONDO INFORMATION																	
Grade: C - Average	Location:	Total Units:		REMODELING				RES BREAKDOWN													
Year Blt: 1925	Eff Yr Blt:			Exterior:	No Unit	RMS	BRS	FL													
Alt LUC:	Alt %:			Interior:	9			3													
Jurisdct:	Fact: .			Additions: 1999																	
Const Mod:				Kitchen:																	
Lump Sum Adj:				Baths:																	
INTERIOR INFORMATION				Plumbing:																	
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Electric:																	
Prim Int Wal 2 - Plaster	Functional:	%		Heating:																	
Sec Int Wall: %	Economic:	%		General:																	
Partition: T - Typical	Special:	%		Total:	0																
Prim Floors: 3 - Hardwood	Override:	%																			
Sec Floors: %	Total: 18.6 %																				
Bsmnt Flr: 12 - Concrete	CALC SUMMARY				COMPARABLE SALES								SUB AREA								
Subfloor:	Basic \$ / SQ: 135.00					Rate	Parcel ID	Typ	Date	Sale Price					SUB AREA DETAIL						
Bsmnt Gar:	Size Adj.: 1.20821369																				
Electric: 3 - Typical	Const Adj.: 0.98000199																				
Insulation: 2 - Typical	Adj \$ / SQ: 159.847																				
Int vs Ext: S	Other Features: 94250																				
Heat Fuel: 1 - Oil	Grade Factor: 1.00																				
Heat Type: 5 - Steam	NBHD Inf: 1.00000000																				
# Heat Sys: 1	NBHD Mod:																				
% Heated: 100	LUC Factor: 1.00																				
Solar HW: NO	Adj Total: 451117																				
% Com Wal	Depreciation: 83908																				
	Depreciated Total: 367210																				
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val									IMAGE						
Make: Model: Serial # Year: Color:																					
SPEC FEATURES/YARD ITEMS																PARCEL ID 173.0-0005-0014.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	10X19	A	AV	1925	28.16	T	40	101			3,200		3,200				
More: N				Total Yard Items: 3,200				Total Special Features: 3,200				Total: 3,200									